

ORDINANCE NO. 25-2101

AN ORDINANCE OF THE CITY OF HAINES CITY, FLORIDA; AMENDING ORDINANCE NO. 03-1060, BY AMENDING THE SAND HILL SHORES TOWNHOMES RESIDENTIAL PLANNED UNIT DEVELOPMENT IN THE NORTH RIDGE (RPUD-NR) WITH A MINOR MODIFICATION; PROPERTY PARCELS ARE LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF FDC GROVE ROAD AND SAND HILL ROAD BEING SOUTH OF HOLLY HILL GROVE ROAD, TO THE WEST OF HWY 27, TO THE NORTH OF SAND HILL ROAD, AND TO THE EAST OF FDC GROVE, IN HAINES CITY, FLORIDA; PROVIDING FOR INCORPORATION OF RECITALS; PROVIDING FOR ZONING DESIGNATION AND CONDITIONS; PROVIDING FOR A COPY TO BE KEPT ON FILE; PROVIDING FOR SEVERABILITY; REPEALING ALL ORDINANCES IN CONFLICT HEREWITH; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Chapter 163, Florida Statutes, empowers the City Commission to prepare and enforce Land Development Regulations for the implementation of the adopted Haines City Comprehensive Plan; and

WHEREAS, the City Commission adopted Ordinance No 13-1457 Land Development Regulations, to implement the adopted Haines City Comprehensive Plan; and

WHEREAS, the adopted Haines City Land Development Regulations contain Chapter 5 Zoning, including a zoning map; and

WHEREAS, the City Commission adopted the Residential Planned Unit Development on October 20, 2022, by Ordinance No. 22-2014; and

WHEREAS, the Planning Commission heard a Major Modification of the RPUD on March 11, 2024, and forwarded a recommendation of approval to the City Commission. It was approved by the City Commission on adoption of Ordinance No. 24-2070, on May 16, 2024; and

WHEREAS, this Minor Modification for the planned unit development is to accommodate the relocation of the stormwater pond and reconfiguration of the lot layout; and

WHEREAS, the property consists of a gross land mass of 15.43± acres, which will consist of a maximum of 140 lots of single-family attached (Townhomes), and is located north of Sand Hill Road, and to the east of FDC Grove Road, in Haines City, Florida; and

WHEREAS, the property consists of the following parcel and Legal Descriptions:

Parcel ID No. 272630-708000-020012

Begin At A Point 556.70 Feet South And 30.00 Feet East Of The Nw Corner Of The Nw 1/4 Of The Se 1/4 Of Section 30, Township 26 South, Range 27 East, And Run North 71°15' East 413.32 Feet, North 11°02' East 304.16 Feet, North 89°24' East 485.70 Feet, South 41°55' West 341.00 Feet, South 28°05' East 330.00 Feet, South 0°05' East 275 Feet, North 88°21' West 414.25 Feet, South 0°05' East 355.00 Feet, More Or Less, To A Point 30 Feet North Of The South Line Of Sai D Nw 1/4 Of The Se 1/4, South 88°54' West, Parallel With Said South Line 449.74 Feet To A Point 30 Feet East Of The West Line Of Said Nw 1/4 Of The Se 1/4; Thence North Parallel With Sai D West Line, 735.10 Feet, More Or Less To The P.O.B.; Being A Portion Of Lots 1, 2, 3, 14, 15 And 16 Of Florida Development Cos Tract, As Shown By Map Or Plat Thereof Recorded In The Office Of The Clerk Of The Circuit Court In And For Polk County, Florida, In Plat Book 3, Pages 60 To 63 inclusive.
Less Maintained Right-Of-Way as Shown on Map Book 18, Pages 43 Through 61, Public Records of Polk County, Florida.
CONTAINING 15.43 +/- ACRES, MORE OR LESS.

WHEREAS, in the exercise of its authority, the City Commission of the City of Haines City, Florida has determined it necessary and desirable to amend the zoning map contained in Chapter 5 and Chapter 6, of the Land Development Regulations, adopted originally by Ordinance 796, and subsequently amended by Ordinance 13-1457 consistent with the public interest within Haines City, Florida.

**NOW, THEREFORE, BE IT ENACTED BY THE CITY COMMISSION OF THE
CITY OF HAINES CITY, FLORIDA:**

Section 1. Incorporation of Recitals. The above recitals are true and correct and are incorporated herein by reference.

Section 2. Approving Zoning Designation to RPUD and Conditions. The City Commission of Haines City (the "City Commission") hereby approves the Minor Modification to the property described below as Residential Planned Unit Development in the North Ridge (RPUD-NR) subject to the conditions stated below:

Parcel ID No. 272630-708000-020012

Begin At A Point 556.70 Feet South And 30.00 Feet East Of The Nw Corner Of The Nw 1/4 Of The Se 1/4 Of Section 30, Township 26 South, Range 27 East, And Run North 71°15' East 413.32 Feet, North 11°02' East 304.16 Feet, North 89°24' East 485.70 Feet, South 41°55' West 341.00 Feet, South 28°05' East 330.00 Feet, South 0°05' East 275 Feet, North 88°21' West 414.25 Feet, South 0°05' East 355.00 Feet, More Or Less, To A Point 30 Feet North Of The South Line Of Sai D Nw 1/4 Of The Se 1/4, South 88°54' West, Parallel With Said South Line 449.74 Feet To A Point 30 Feet East Of The West Line Of Said Nw 1/4 Of The Se 1/4; Thence North Parallel With Sai D West Line, 735.10 Feet, More Or Less To The P.O.B.; Being A Portion Of Lots 1, 2, 3, 14, 15 And 16 Of Florida Development Cos Tract, As Shown By Map Or Plat Thereof Recorded In The Office Of The Clerk Of The Circuit Court In And For Polk County, Florida, In Plat Book 3, Pages 60 To 63 inclusive.

Less Maintained Right-Of-Way as Shown on Map Book 18, Pages 43 Through 61, Public Records of Polk County, Florida.
CONTAINING 15.43 +/- ACRES, MORE OR LESS.

And subject to the following Conditions:

The Residential units will consist of 140 single-family attached units (see below).

1. Zoning Standards for Townhomes (single-family attached)

- Two entrances off of Sand Hill Road and FDC Grove Road.
- Number of Units - Maximum of 140.
- Roadways - Minimum 24 feet wide with 2' Miami curbs.
- Utilities - Cable TV, telephone, gas, and electric to be located underground and within a 14 foot utility easement on both sides of the street. Polk County will provide utilities.
- Sidewalks - 5' sidewalks installed on each side of the 24-foot-wide streets.

- Landscaping - All City codes for landscaping will be met or exceeded.
 - Neighborhood Park Space – provided 1.90± acres and will consist of a clubhouse, pool, tot lot and dog park.
 - Setbacks:
 - Front- 20 feet
 - Garage - 20 feet
 - Rear - 10 feet building to building/building to property line
 - Interior Side - 10' building to building/building to street
 - Front Side - 15 feet
 - Accessory - 5 feet
 - Density – 9.07 units per acre
 - Impervious Surface Ratio - Not to exceed 60%
 - Units will be 3 bedrooms to 4 bedrooms
 - Garage is 200 SF however additional parking for vehicles in driveway has been provided and parking spaces have been created throughout the development.
2. No parking shall be permitted on roadways and shall be stated in the Association documents and any other Association documents of the development. Signs shall be placed throughout the development for enforcement.
 3. Street trees shall not be removed and shall be stated in the Association documents and any other Association documents of the development.
 4. All outstanding Technical Review Board comments shall be satisfied including approved traffic study prior to Site Construction Plan Review and approval.
 5. Non-Binding School Concurrency letter needs to be received prior to Site Construction Plan approval.
 6. 6' high, capped masonry wall, measured from the crown of the road, shall be installed along Sand Hill Road and FDC Grove Road.
 7. The final approval of the traffic study from Polk County, regarding any off-site improvements will be required on Sand Hill Road and/or FDC Grove Road, and shall be received in writing and reviewed by City Staff prior to the site construction plans being approved and/or released.
 8. All other requirements set forth in Ordinance No. 22-2014, Ordinance No. 24-2070 and the LDRs shall be made part of this Ordinance No. 25-2101.

Section 3. Copy of Ordinance to be kept on file. The City Clerk shall keep and retain a copy of this Ordinance on file.

Section 4. Severability. The provisions of this Ordinance are severable; and, if any section, sentence, clause, or phrase is for one reason held to be unconstitutional, invalid or ineffective, this

holding shall not affect the validity of the remaining portions of this Ordinance, it being expressly declared to be the City Commission's intent that it would have passed the valid portions of this Ordinance without inclusion of any invalid portion or portions.

Section 5. Repeal of Ordinance in Conflict. All other ordinances of the City of Haines City, Florida, or portions thereof which conflict with this or any part of this Ordinance are hereby repealed.

Section 6. Effective Date. This Ordinance shall take effect immediately upon it being read in two meetings of the City Commission of the City of Haines City, its approval and adoption by said Commission.

INTRODUCED AND PASSED on first reading in regular session of the City Commission of the City of Haines City, this 1st day of May, 2025.

ATTEST:

APPROVED:

Sharon Lauther, MMC, City Clerk

Omar Arroyo, Mayor

APPROVED AS TO FORM AND CORRECTNESS:

Fred Reilly, City Attorney

ADOPTED AND ENACTED on second reading in regular session of the City Commission of the City of Haines City, this 15th day of May, 2025.

ATTEST:

APPROVED:

Sharon Lauther, MMC, City Clerk

Omar Arroyo, Mayor

APPROVED AS TO FORM AND CORRECTNESS:

Fred Reilly, City Attorney

EXHIBIT A

